



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

PSB235/26

### Staff Report

Board meeting Sept 2, 2026

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

090226.41     **Areaway**  
616 1<sup>st</sup> Ave S  
DONH-COA-02260  
Applicant: Kit Loo, SDOT

**Proposed:** Final design for the prism panel replacement

Staff report: The Pioneer Square Preservation Board previously reviewed the proposal for repairs to the areaway after a vehicle drove on the sidewalk and broke the prism glass panels. The Board approved the design of the replacement panel and other repairs in PSB16326, but postponed the decision on the frame to allow further exploration on the frame design, specifically the top lip if proposed in stainless steel and other treatment options to patina the stainless steel to be more compatible with the cast iron existing frames. The applicant is bring back a treatment option for the color of the stainless steel after exploring other design options but retaining the original design option.

**Draft Motion:** I move to recommend granting a Certificate of Approval for

Final design for the prism panel replacement for the frame using the original proposed design but using the treatment presented to patina the stainless steel.

All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 29, 2026 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

**Code Citations:**

**Seattle Municipal Code**

**23.66.030 Certificates of Approval required**

Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

**Rules for the Pioneer Square Preservation District**

**XVIII. AREAWAYS**

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

## **Secretary of Interior Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**Issued: August 27, 2026**

Genna Nashem

Pioneer Square Preservation Board Coordinator